

# Elkhorn Ridge Owners Association

Architectural Control Guidelines – ADOPTED 7/9/2025

## I. INTRODUCTION

### A. Imagine:

A unique residential community nestled in the top of the Sierra Nevada Mountains, in the beautiful Lake Tahoe Region. Not a tourist destination, but a home, a primary or secondary residence for those who choose to live in the natural mountain environment. The homes found within this community complement the natural setting. They are inviting and warm. There is a harmonious connection between the homes and the natural surroundings. Imagine a home in Elkhorn Ridge.

### B. Objectives:

The objective of the Design Review Process exists to assist you and your neighbors in creating the best possible environment for enjoying your property while preserving the natural beauty of the area. The criteria incorporated in the Architectural Control Guidelines, as part of the Controlling Documents, on the following pages seek to encourage harmony between the buildings and their sites, and to relate to the existing neighborhood.

To achieve the best results, owners are encouraged to seek professional design assistance while planning and designing their homes. Because of the unique site conditions at Elkhorn Ridge, professionals familiar with the mountain environment can provide the owner with an understanding of the site possibilities and assist the owner in realizing the special design qualities desirable for this area. Additionally, professionals familiar with the local area are knowledgeable in the local governmental agency permitting requirements, and will be able to provide the required documents in a form adequate for agency review procedures and permitting.

Preservation of the natural environment, while achieving a harmonious relationship with neighboring man-made structures, is the foremost objective of the Design Review Process. The form of the structure and the special character of the sites provide opportunities to enhance the setting. Each structure at Elkhorn Ridge must have a respect for the natural terrain. Building forms should relate to the natural surroundings, but buildings in close proximity to one another must also have compatible design qualities.

The Architectural Control Guidelines are based on primary policies of appropriate design as it relates to the Elkhorn Ridge Project. All structures and site improvements shall be designed to fit the topography of the building site lot, and elevations and design which the Architectural Review Committee (ARC) finds aesthetically incompatible with the physical site, the adjoining properties, or the environment of the development will not be approved.

### C. Architectural Style:

The architecture for any structure in Elkhorn Ridge should be designed to fit the mountain environment and climate. "Mountain Ranch," "Craftsman" and "Mountain Modern" style homes are the objective. Natural building materials should be used such as stone and timber that appear to be local to the region. Homesite coverage shall not exceed 33% of the gross lot acreage, including garages, porches, decks, driveways, and walkways.

It is particularly important that the overall form, massing, and scale of Single- Family Homes be consistent with the Architectural Control Guidelines and support the overall community image that blends the natural landscape with the architecture. Within that overall fabric, diversity of expression can be achieved through a variety of detail, natural color, the composition of windows and doors, and the placement of additive elements such as porches, dormers, bay windows, and chimneys. Individual homes, however, should not call undue attention to themselves with monumental entries, overwhelming massing, and other distracting characteristics. Each homesite shall have a unique design specifically suited to the features of the site. Reusing already existing elevations from homes completed or in design review is prohibited.

#### **D. The Architectural Review Committee:**

The objective and responsibility of the Architectural Review Committee is to provide the services of design review and approvals, and to oversee the Design Review Process within the limitations provided in the Architectural Control Guidelines, for Planning, Design, and Construction and Declaration of Restrictions. Members of the Architectural Review Committee are appointed by the Board of Directors of the Elkhorn Ridge Homeowners Association.

One of the Committee's primary considerations is to aid you and your architect, or designer, in maintaining a high-quality development. This will serve to protect your investment in Elkhorn Ridge. It is not the intent of these Architectural Control Guidelines to create homogenous homes, built of identical materials, but rather to create unique homes that complement the site and each other.

#### **E. Meetings:**

The Committee generally meets monthly unless there is no business to be conducted. The location at which the meetings will be held may be determined by calling the manager of the Elkhorn Ridge Homeowners Association at (530) 214-3734 or emailing [Kim@camcotruckee.com](mailto:Kim@camcotruckee.com).

#### **F. Revisions to Architectural Control Guidelines**

Revisions, changes, and addendum to these Guidelines may be adopted, issued, or promulgated from time to time by the Board of Directors of the Association.

## **II. DESIGN REVIEW PROCESS**

### **A. Overview**

The Design Review Process based on the Architectural Control Guidelines provides the framework for helping to shape the architecture and homesite development in support of the Objectives and Architectural styles envisioned for the Elkhorn Ridge Community. The Architectural Control Guidelines should not limit creativity, but instead, encourage a variety of building solutions that will complement each other. It is the responsibility of every Owner and architect/designer to become familiar with the Architectural Control Guidelines, and other Controlling Documents, prior to commencing site and building design. Once you have decided to build, the steps, procedures, and requirements herein will be invaluable in assisting you, from the planning state, through completion of your new home.

### **B. Controlling Documents**

As previously mentioned, The Owner, applicant, and the Architect/Designer will benefit from reading, understanding, and following these documents prior to submitting any plans to the Architectural Control Committee. When submitting an application, the Owner and Architect/Designer will be required to sign a statement acknowledging that they have read and understand the Architectural Control Guidelines.

Controlling Documents include the following:

- (1) The CC&Rs of Elkhorn Ridge Owners Association
- (2) The Architectural Control Guidelines
- (3) Current Town of Truckee Development Code

### III. PLANNING, DESIGN AND CONSTRUCTION GUIDELINES

#### **A. Site Location and Preparation**

##### 1. Topographic Maps

A topographic map prepared by a civil engineer or registered land surveyor is essential for good site planning and is a requirement for plan submittal. The degree of slope, the orientation to sun, wind and view, location of trees, boulders and drainage swales are of great significance. The location, height, and activity zones (decks, parking, etc.) of contiguous neighboring houses should be taken into consideration during the planning process.

##### 2. Site Reconnaissance

Site planning should begin with data collection. Front setbacks, property lines, side yard and rear yard setbacks should be plotted. Easements for utilities, drainage, pedestrian, and other access should be delineated. Water, sewer, electricity, gas, telephone, and TV cable lines as well as the edge of street should be located. Significant views and orientation to the sun should be noted for determining their effect in the site planning process.

##### 3. Ground Conditions Disturbance

The actual siting of the proposed structures should relate to the natural terrain. Ground disturbance, including grading, should be minimized and only that which is absolutely necessary for the construction of the project will be permitted. Every effort should be made to preserve the natural features of the site. Ground compaction and disturbance activities shall be prevented in unpaved areas not subject to construction. Areas not subject to construction shall be fenced or otherwise marked to limit access. These boundary facilities shall be inspected periodically and shall be maintained throughout the entire project.

##### 4. Soil Erosion

Every effort should be made to avoid soil erosion.

Local and regional ordinances addressing erosion control should be consulted and followed. Additional soil erosion control measures, including the use of BMPs (i.e. straw wattles, hay bales, silt fencing, etc.) to minimize erosion problems.

##### 5. Trees

Trees may not be removed during construction except with the approval of the Committee. All trees which are deemed necessary to be removed to permit the construction of the project should be flagged with bright colored ribbon for the Committee's review. The owner may be required by the Committee to replace each tree removed during the construction process with another young tree deemed by the Committee to be of suitable maturity to assure survival and in a location that is calculated to retain the previous character and appearance of the property.

##### 6. Design Elements

Building design should take into account grade changes, locations of trees, boulders, and orientation to sun and views. Privacy and impact on adjacent neighbors should be considered, both in site planning

and in the architectural elements of the structure. Trees and natural vegetation should be protected, incorporated, and utilized to enhance the overall design. Structures should be located on the homesite where it least alters the natural terrain and tree cover. Wherever possible, new structures should be separated from existing ones by vegetation.

#### 7. Drainage

Site drainage and spring run-off should be carefully considered in the drainage solution. Natural drainage courses should be preserved and existing vegetation (ground cover, shrubs, etc.) should be left undisturbed on the site except where the structures are located and where construction access is necessary. Care should be taken to avoid damage to, or exposure of, tree roots. Major roots cut in the construction process should be protected by wrapping them with burlap which is kept moist until backfill is required. The construction area and access area should be contained as close to the structure as is reasonably possible.

#### 8. Access

Neighboring properties are not to be used for access to building sites or for storage of materials without the Committee's approval, and the affected property owner's written permission.

### **B. Specific Design Elements**

#### 1. Homesite Coverage

Total coverage of the land by buildings, road, parking area, or decks will not exceed 33% of the homesite area.

#### 2. Setbacks

Front yard setbacks shall be a minimum of thirty feet; the Committee may require a greater front yard setback to make the structure and property more compatible with surrounding properties. For a showing of good cause, the Committee may also permit a front yard setback of less than thirty feet, but in no case, less than twenty-two feet. Side and rear yard setbacks shall be, at a minimum, those required under local law or regulations. Greater setbacks, however, may be required if local site conditions make them more suitable. Planned building(s) improvements must remain within the building envelope; including roof overhangs, decks, and porches. No part of any structure may encroach onto or overhang a recorded easement, or a front, rear, or side setback.

#### 3. Height Restrictions

The height of any structure shall be, at a maximum, those heights permitted under local law or restrictions. Greater restrictions on building height, however, may be required if deemed to be inconsistent with the surrounding neighborhood. Building heights are currently limited to 35 feet by the Town of Truckee Development Code. Building height is defined as the vertical distance from the highest point of a structure to the average of the highest and lowest points where the exterior walls touch natural grade. Detached garages shall not exceed 28 feet in height. Buildings that have two stories should include significant portions that are only one story in height, and 60%+ of a building's massing should be concentrated on the ground level. This calculation includes covered Porches and Garages.

#### 4. Floor Space

The minimum floor space of the living area shall be 2,500 square feet in any residence constructed in Elkhorn Ridge. The "living area" is defined to include all areas with 5'-0" minimum height clearance, and does not include carports, detached garages, basements, uncovered porches, decks, or other

uninhabited areas. Variances to the minimum square footage requirements will be considered for corner, narrow, and steeply sloping lots. In no case shall the minimum square footage be less than 2,200 square feet.

#### 5. Form and Massing

The object at Elkhorn Ridge is to create simple building forms, masses that respond to existing terrain, and in scale with the surrounding landscape. Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions. Detached garages may be connected to the main building by utilizing breezeways, trellises, or other architectural connections.

Two story masses are to be located towards the center of buildings, with building height and massing stepping down at the edges to avoid the appearance of large two-story "boxes". Two story "boxes" will not be approved. Second story living spaces shall not exceed 40% of the total living spaces. Calculations of the floor area may include covered porches and attached garages. Utilize opportunities to break up long or tall spans of singular planes by applying varying siding materials, pop-outs, windows, trim, etc. Variances may be considered for narrow down sloping lots.

#### 6. Single Family Occupancy

Under the terms of the Declaration of Restrictions, structures are limited to single family occupancy. The design of all residential structures should be consistent with the concept of a single-family dwelling. Exterior or interior features which are inconsistent with a single-family dwelling will be prohibited. The single exception will be additional living space above a detached garage and is subject to Committee approval. In marginal cases, the Committee may require the owner, as a condition of approval of plans, to execute and record a specific restrictive deed covenant prohibiting multiple family occupancies.

#### 7. Excavation and Fill

Excavation or fill shall be limited to 4'-0" cut or fill outside of the structure where exposed to view. Areas of cut and fill shall be replanted with native plant material. Retaining walls of acceptable materials are required at vertical cuts. No excavation, filling, or removal of trees and other vegetation shall be done before final working drawings have been approved in writing by the Committee.

#### 8. Fences and Screening

- a. **Fences:** Any fence should promote openness. Solid material fences, including but not limited to "dog-ear" fences or plank fences, are not to be used. All fences must be constructed only of wood, stone or wire mesh. Side yard and rear yard fences may incorporate such materials that shall promote openness.

The maximum height permitted for front yard and side yard fences is 3 feet. Maximum height for rear fences is 5 feet. Side yard and rear yard fences shall only be built within building setbacks; all rear yard fences must begin within 5 feet of the rear wall of the primary residence. Any fence shall be built from the same or similar materials as any existing approved fence. All fences shall avoid conflicting with any existing easements and shall otherwise conform with any local ordinance of the Town of Truckee, the County of Nevada, or other governmental entity having jurisdiction.

- b. **Privacy Screening:** Privacy Screening Panels (Non-Fencing Structures): Free-standing privacy screens are distinct from perimeter fencing and are intended to provide localized visual privacy rather than property boundaries. These panels must not exceed 8 feet in height or 5 feet in

width, and must not be constructed of fully solid materials—some degree of openness or spacing is required. When installing multiple privacy panels in a staggered configuration, they must be placed at least 4 feet apart from one another. Privacy screens are not permitted in the front yard or in any location visible from the street. Privacy screens shall be considered on a case by case basis.

#### 9. Roofs

All structures built in Elkhorn Ridge should have the majority of their roof surfaces pitched at a rise of greater than 4 in 12. In other locations, lesser pitched roofs will be reviewed on their individual merit. All roofing material supplies shall be submitted to the Committee for approval as to type and color. Owners can request a variance for roof pitch less than 4 in 12.

#### 10. Exterior Components

Color samples for all vinyl or aluminum exterior doors, windows, and screens shall be submitted to the Committee for approval. The color of these items should be such that they do not attract undue attention, or distract from the appearance of the residence or the surrounding neighborhood. Roof stacks, vents, flashing, and other exposed metal shall be painted a color, or possess a finish approved by the Committee which blends in with the surrounding siding or roof material. White doors, including garage doors, or white vinyl windows shall not be considered.

#### 11. Exterior Colors

Colors shall be generally restricted to those found in the immediate vicinity. Colors found in nature will be favored. Samples must be submitted for approval. In order to properly evaluate the color, paint samples should be submitted on the siding or other material which is to be painted.

#### 12. Antennae

Outdoor antennae are not allowed. Satellite dishes of appropriate size and design may be used; however, the painting of satellite dishes to an appropriate color may be required.

#### 13. Accessory Buildings

Other than detached garages, accessory buildings are not allowed in Elkhorn Ridge, including but not limited to gazebos and storage sheds. Ample space should be provided in the garage for storage requirements.

#### 14. Solar Equipment

Any solar roofing shall be integrated into the architectural design of the structure. Power storage stations, batteries, cubes, etc. shall be hidden from sight.

#### 15. Utility Installations

All utility sources including AC units and generators shall be adequately screened from view and with materials compatible with the structure so that the screening is not introduced as a new feature but blends with the house aesthetic. This includes all piping, wiring and service connection boxes. Generators and AC units shall not be placed in locations disruptive to existing neighboring outdoor living spaces. All utilities shall be installed underground.

#### 16. Garbage/Trash Facility Locations

Garbage or trash containers shall be suitably concealed from view by providing storage within or

attached to the structure. Bear-Proof Storage Boxes: Bear boxes are permitted for secure trash and food storage but must meet the following requirements:

- **Placement:** Boxes must be located a minimum of 15 feet from the edge of the roadway.
- **Screening:** All bear boxes must be visually softened through vegetative screening, such as shrubs or native plantings, to blend with the natural landscape.
- **Design:** Box color and materials should be neutral and complementary to the surroundings.

#### 17. Porches

The utilization of porches, perhaps more than any feature, can add to the architectural appeal of the home design. Circular or oval shapes should be avoided. By incorporating porches, the focal point of the home becomes the people-oriented entrance rather than a garage-door dominated streetscape. Each home should have at least one covered porch on the front elevation.

#### 18. Decks

Large, uncovered decks are discouraged. Underpinning for decks more than three feet above grade shall be designed without cross bracing or without a continuous screen wall to conceal structural supports. Roof snow drop onto decks should be avoided.

#### 19. Site Drainage and Trenching

Structures shall be planned to minimize conflict with natural surface drainage. Insofar as possible, trenches shall be located in such a way that no tree roots will be damaged.

#### 20. Garages and Driveways

Minimum 2-car garage is required. Driveways or parking areas may be no wider than 12 feet at the street with a 15-foot radius at each corner, without prior approval by the Committee. Where possible, parking areas should be obscured from vision by natural planting.

Strong consideration should be given to the location and orientation of the garage to minimize garage doors facing directly onto the street. Consideration should be given to rotating the garage away from the street, separating the garage from the home with a connecting bridge or structure, or providing a detached garage. Garages located behind the house will be given strong consideration for front setback variances.

If garage doors face the street with less than a 45 degree offset from the direction of the street, the exposed wall area of the garage doors may not exceed more than 30% of the total wall area of the building elevation that fronts the street.

Driveways should enter each site fitting the topography (and existing trees) while avoiding extensive paved or graded areas. In general, garages should be located and oriented, so they become subordinate to the home itself. The primary exposure to the street frontage should be the residence, rather than the garage door elevation as the dominant image. Given the snowfall levels of the region, driveways should also be designed with snow removal and storage in mind. ARC approval for a designated RV parking area as noted in CC&R Section 4.03(c) is contingent on-site lines to this area from the road and neighboring lots. The Committee reserves the right to disapprove such requests in the Committee's sole and absolute discretion.

## 21. Materials

Use of natural materials that connect the building with its natural surroundings is preferred. However, non-combustible synthetic “wood” siding may be allowed subject to approval by the ARC. Additionally, all elevations are required to be of the same quality as the front. Propose projects that use the same quality of materials on all sides. Use of certain types of exterior materials are not recommended but may be allowed with appropriate constraints:

- a. Poured concrete or concrete blocks - May not be used as an exposed wall or facade.
- b. Brick, stucco, architectural metal siding or plaster - may be considered in order to break up the visual planes. Siding material variations may only occur at inside corners. All siding material variations are subject to ARC approval.
- c. Plywood siding is not allowed.
- d. In the event of a conflict between the Declaration of Restrictions and the requirements of the Architectural Review Committee, the more restrictive standard shall apply.

## C. Changes and modifications

**Once approval has been granted to begin construction, no modifications may be made in the plans or specifications and no subsequent alteration, relocation or addition may be undertaken at the construction site until the modification, alteration or addition has been submitted to and approved by the Architectural Review Committee.**

Should any owner or contractor fail to adhere to the requirements imposed by the (1) CC&R's, (2) Architectural Control Guidelines, or (3) any specific condition of project approval, the Architectural Review Committee has the authority to issue fines and a stop to the work being undertaken, per CC&R 4.10.9.

## D. Revegetation and Landscaping Guidelines

### 1. Revegetation Plan

Final plans must be accompanied by a revegetation plan per Town of Truckee Development Code.

### 2. Landscaping

Grading and mounding over 4ft requires Committee review and approval. Grading and mounding should respect the natural elevations and topography of the parcel.

## IV. ADMINISTRATIVE PROCEDURES

The Plan Review Process will commence upon submittal of a complete application package. (See New Construction Application form attached.) The entire application package should be delivered to the manager for the Elkhorn Ridge Owners Association at Camco, % Kim Sperlin, via electronic delivery or printed plan package. The right of an Owner to construct, remodel, alter or otherwise change any improvement or make excavation to any lot shall do so under the jurisdiction of the Committee, and shall not commence, or erect such until the same has been approved by the Committee.

## A. Scope

All new structures, alterations, additions, color changes, and site improvements are under the jurisdiction of the Architectural Review Committee. Site improvements include, but are not limited to, exterior hot tubs, patios, decks, steps, retaining walls, screening, garbage enclosures, parking areas, solar panels, fences, etc.



## **B. Fees**

Two separate checks payable to the Elkhorn Ridge Homeowners Association, one for the Review Fee and one for the Deposit, as outlined below, shall accompany each application for ARC review:

- **New Residence Construction:**  
Review Fee: \$500, Deposit \$15,000
- **Minor Alterations:** Include, but are not limited to: Grading and mounding over 4 feet, hardscaping (patio, walkways, outdoor kitchens), screening, hot tubs, garbage enclosures, new paint colors.  
Review Fee \$50, Deposit \$500
- **Major Alterations:** Include, but are not limited to: Home additions, complete siding change, deck addition.  
Review Fee \$500, Deposit \$5000

The Review Fee is non-refundable. The Deposit shall be refunded to the owner upon the Committee's final inspection and approval of the property to assure that it conforms to the approved plans and the Controlling Documents, as such conformity shall be determined by the Committee in its sole and absolute discretion in accordance with these Architectural Control Guidelines and the Controlling Documents. The Association shall retain the Deposit until the Committee fully and finally approves the property to assure that it conforms with the approved plans and Controlling Documents. If an owner withdraws their application and request for approval in writing and closes the process by not proceeding with the project, the Deposit received shall be refunded to the owner in full.

The homeowner's failure to achieve such conformity and final approval will result in indefinite, and in cases of the owner's abandonment of the Design Review Process, a complete forfeiture of the Deposit. Loss of the Deposit is an independent penalty and shall not preclude the Committee or the Association from otherwise enforcing any provision of the Controlling Documents or to pursue legal actions available under applicable law these Guidelines.

## **C. Schedule for Plan Review**

Review of submitted plans shall occur within 20 days of receipt. Lack of required information on the submittal may result in rejection of the proposal and delay the building schedule.

## **D. Approval of Plans**

The Committee shall notify the owner in writing of all actions taken with the plan submittal. Approval of plans shall expire 12 months after they are approved unless within that time, construction has begun. Once the plans have been approved by the Committee, no construction alterations or other improvements can be made on the lot without the owner obtaining approval of the Committee.

## **E. Action Taken Without Approval**

No building or excavation of any kind may begin prior to the Committee's issuance of written final approval of the proposed work. If an owner or contractor commences any work prior to such issuance, or if an owner or contractor violates any requirements of the Controlling Documents and/or a specific condition of the final written project approval as issued by the Committee, the Committee is authorized to issue a written order to stop the work, which order shall outline a deadline (or deadlines) to correct the violation(s). If owner or contractor fails to correct the violation(s) by such deadline(s), the Association may issue fines and a stop work order.

## **F. Plan Revisions**

If an Owner seeks to make changes to any plans that the Committee has fully and finally approved, Owner must seek the Committee's written approval (through the Design Review Process outlined herein) prior to taking any construction action whatsoever relating to such changes. Any action by the Owner or Contractor to commence or implement changes to fully and finally ARC-approved plans without seeking the Committee's prior approval is a violation of these Architectural Control Guidelines and may be subject to a fine, and/or an order by the Committee for immediate cessation of all aspects of the construction related to such violation until the Committee has either approved or rejected such change. The Committee has the authority to approve what they determine as a minor change without charging a fee or requiring formal submittal, but only after the owner has informed the Committee in writing of any such proposed minor changes. Likewise, the Committee has the authority, in their sole and absolute discretion, to charge a fee for review of any proposed changes that the Committee determines in its sole and absolute discretion are not minor and that necessitate additional review work including plan review, site visits, and related work.

## **G. Variances**

Departures from the Architectural Control Guidelines are discouraged. However, because exceptional circumstances may require exceptional responses, variances will be considered by the Committee upon receipt of a written request from the owner, and PRIOR to any work commencement, outlining the specific reasons for the requested variance. A variance granted to one individual **shall not be** considered as a precedent for other such requests for that owner or for any other owner.

## **H. Commencement and Completion of Construction Project.**

An owner shall have twelve (12) months from the Committee's approval of the plans to commence construction. The owner shall have two years from approval date to complete the construction project, and to obtain a Certificate of Occupancy. Upon a written showing of extraordinary circumstances submitted to the Committee, a request for an extension may be granted.

## **I. Violations**

Any building-related violations of these Architectural Control Guidelines or Controlling Documents, or any construction activity, including site preparation, not in accordance with plans finally approved in writing by the Committee, will be referred to the Board of Directors of the Elkhorn Ridge Homeowners Association for action if such violations cannot be timely resolved through the Design Review Process as outlined herein. In the event that the Committee disapproves plans and specifications, or declares a violation of the Controlling Documents and such violation is not timely remedied or resolved through the Design Review Process as outlined herein, the owner may appeal the decision to, or may seek a final determination of a violation by submitting to the Board of Directors of the Elkhorn Ridge Homeowners Association a written petition outlining the Owner's reasons for appeal (supported by documentation and any other relevant evidence) no later than 10 days after the date of the Committee's (a) written disapproval, or (b) final determination of any violation. If an owner so appeals, the Board of Directors shall have the right and authority to review the decision of the Architectural Review Committee. The decision of the Board of Directors of the Elkhorn Ridge Homeowners Association on any such appeal shall be final and conclusive.

## **J. Waiver or Estoppel**

The failure of the Committee or the Board of Directors of the Elkhorn Ridge Homeowners Association to enforce any of the conditions, restrictions or covenants, or any of the previous versions of these Architectural Control Guidelines, shall in no way be deemed a waiver of that enforcement right, nor

shall the Association be estopped to enforce such conditions thereafter. Neither the Committee, the Association, nor any member thereof shall be responsible for architectural or other defects of any nature whatsoever in any Committee-approved plans and specifications or in any resulting defects in any structure constructed pursuant to such plans.

#### **K. Final Inspection**

All construction is subject to a final inspection by the Committee in order to ensure that all such construction is in conformance with the originally approved plans, and all approved revisions thereto. For the benefit of both the Owner and the Committee, please refer to the Final Inspection Checklist before making a request for final inspection.

#### **V. CONTRACTOR/SUBCONTRACTOR REQUIREMENTS**

In the preparation of final plans and specifications for your home at Elkhorn Ridge, include the following requirements for your contractor:

- A. The property corners are to be kept clearly marked for immediate identification of property boundaries by the contractor or members of the Committee or officers of the Association throughout the course of construction.
- B. Under no circumstances is it permissible to cross the parcel line into adjoining lots or homesites for access, storage, or any other purpose. Should such an encroachment become an absolute necessity, it must be approved by the Elkhorn Ridge Homeowners Association Architectural Review Committee and the consent and written approval obtained before-the-fact from the neighboring property owner.
- C. Cars and trucks are required to stay on the paved roadway or driveways. Cars and trucks are not to be driven or parked on any unpaved area except as is absolutely necessary to permit the construction process to occur. Heavy equipment shall at all times stay within the designated construction area, and shall be operated only in a manner that minimizes damage to the natural foliage. No overnight parking of any kind permitted on paved roadways.
- D. Debris of all kinds should be properly contained and promptly disposed of. Under no circumstances is debris of any type to be placed on burn piles or any other area within Elkhorn Ridge.
- E. Please be sure that your contractors, subcontractors, material suppliers, and all others associated with the construction of your home are aware of the restriction on pets at Elkhorn Ridge. Dogs must be on a leash at all times, and must be accompanied by their owner. No dogs are to run loose. If a dog becomes a problem for any reason, they will be prohibited from the building site.
- F. Immediately upon completion and Final Inspection of your home, all Construction Signs must be removed, and a final cleanup accomplished.
- G. Noise should be controlled to the greatest extent possible. Construction work is allowed between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. Construction is prohibited on Sundays and Holidays (see exhibit B, Holiday Schedule). Radios playing at high volume levels are not allowed. If a problem develops with regard to radio volume, radios will be banned from the site during construction.
- H. During the time of construction of any building or other improvement, all signs of contractors, subcontractors, material suppliers, lenders, or other construction-related signs, shall be located on a single signpost. Under no circumstances shall signs be affixed to trees. The signpost shall be no greater than five feet in height. The maximum area for any one sign shall be no more than three (3) square feet. All signs must be removed immediately upon completion of construction.

**No construction shall begin on any lot without prior written approval of the architectural review committee. Owners are responsible for the actions of their contractors, subcontractors, suppliers, and others involved with the improvements to the lot.**

**Certificate of Adoption**

I hereby certify that:

- A. I am the Secretary of the Elkhorn Ridge Owners Association.
- B. The foregoing Architectural Control Guidelines were adopted by the majority vote of the Board of Directors on **Wednesday, July 9, 2025.**

Dated:\_\_\_\_\_

Name/Signature:\_\_\_\_\_

## **Exhibit B - Holiday Schedule**

New Years Day (always January 1)

Martin Luther King Jr. Day

Washington's Birthday

Memorial Day

Independence Day (always July 4)

Labor Day

Veterans Day

Thanksgiving Day

Christmas Day (always December 25)